

Submitted June 18, 2014
Approved as of
Date June 18, 2014

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 09-2014
Wednesday, May 14, 2014**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, May 14, 2014.

PRESENT

Anne Goodman	Charles Littlefield
David Hill	Dion Trahan
Jack Leiderman	John Tyner, II

Present: Marcy Waxman, Assistant City Attorney
Andrew Gunning, Assistant Director, CPDS
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Cas Chasten, Planner III
David Levy, Chief of Long Range Planning
Cindy Kebba, Planner III

Commissioner Hill moved, seconded by Commissioner Tyner, to nominate Commissioner Trahan as Chair, Pro-tem for this meeting in Commissioner Hadley's absence. The motion passed 6-0.

I. PROJECT PLAN BRIEFING

Project Plan Application PJT2014-00004, JBG/5 Choke Cherry, LLC & JBG/Market Square II, LLC c/o Kristi Smith - the applicant will brief the Planning Commission on its application proposal to amend previously approved Preliminary Development Plan PDP2004-00007; i.e., a proposal to develop the last phase of the Upper Rock District with all commercial and retail land uses in lieu of the residential uses approved under the site's current preliminary development plan. Property is located at 5 Choke Cherry Road and zoned PD-UR (Planned Development - Upper Rock).

Cas Chasten presented the project plan briefing and indicated that no action is necessary at this time.

Bob Harris, the applicant's representative from Lerch Early and Brewer stated that this is a briefing to introduce the project and will be providing more detailed project reviews in the future. It is a mixed-use project, a small component to a larger project. This area is a transitioning space between King Farm residential/commercial and the Shady Grove corridor. He said that outreach efforts have

been active with pre-application meetings in July 2013, March 2014 and two weeks prior with King Farm representatives.

Devin Lauer with JBG provided an overview of existing conditions and the proposed site plan highlighting project benefits: development completion, quality design, retail amenities, open space, long-term sustainability, and preliminary designs of buildings. She also answered questions from the Commission regarding the availability of MPDUs, parking and traffic.

II. WORK SESSIONS

A. Rockville Pike Plan: Review of Planning Commission's recommended draft plan and code.

Ms. Kebba continued a discussion on the comparison of the plan to existing policies and regulations as well as approving and recommending the plan and code. The Commission provided direction on the draft plan by going through each chapter, as well as the proposed code language. The Commission directed staff, by a 6-0 straw vote, to bring back the document for review and consideration as amended.

The meeting recessed at 9:08 and reconvened at 9:20.

III. COMMISSION ITEMS

- A.** Staff Liaison Report – Mr. Gunning provided an overview of the next meeting, stating that there may be a need for a possible Executive Session prior to discuss the state land-use article.
- B.** Old Business – None
- C.** New Business – **Planning Commission 2013 Annual Report** – Mr. Gunning introduced the draft Annual Report for the Commission's edits and comments. He stated that 1) he would like to have their revisions before the next meeting packet and approve the report at the May 28th meeting, 2) have Chair Hadley provide an update to Mayor and Council at their June 16th meeting, and finally 3) submit the report to the Department of Planning on June 30th.
- D.** Minutes – Commissioner Tyner moved, seconded by Commissioner Hill to approve minutes from Meeting 07-2014 dated April 9, 2014. The motion passed 5-0-1 (Commissioner Hadley absent, Commissioner Littlefield abstained).

Commissioner Tyner moved, seconded by Commissioner Goodman to approve minutes from Meeting 08-2014 dated April 23, 2014. The motion passed 6-0 (Commissioner Hadley was absent).

- E.** FYI Correspondence – None

IV. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 10:28 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary